



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JANUARY 17, 2023 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Vice-Mayor Olga Castano, Commissioners Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, City Clerk Linda Hansell

Members Absent: Mayor-Commissioner Olga Gonzalez

Vice-Mayor Castano called the meeting to order at 6:01 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Presentation of the Kissimmee Festival of Lights Parade winners for 2022

Acknowledgement and distribution of awards to the 2022 Kissimmee Festival of Lights Parade winners.

Matt Libby, Assistant Director of Parks & Recreation, commented that we had over sixty (60) floats and walking groups participating in the parade and the following were recognized for being the best in their division:

Best Walking Group - Fierce Orlando

Best Lights and Effects - Terry's Electric

Best Overall - Kissimmee Utility Authority

Assistant Director Libby reminded the audience of the upcoming Kowtown Festival being held, Saturday, March 18th, from 12:00 pm to 5:00 pm.

3.B Employee of the Month for January

Request that the City Commission join the City Manager in recognizing Maria Damas as January's Employee of the Month.

City Manager Steigerwald introduced Maria Damas, Secretary in the City Manager's Office. Maria has been with the City for 29 years and is known as a conscientious, knowledgeable, welcoming, helpful, and the "Encyclopedia of the City". She is an employee who always has time to assist those in need, whether they are a citizen or employee of the City. Maria has proven to be a valuable asset during emergency disaster operations and her strengths are sincerely appreciated. City Manager Steigerwald reminded the audience that the Employee of the Month is selected by a committee of peers and there is no greater honor. Congratulation Maria on this honor!

3.C Service Awards for October, November and December

Request that the City Commission join the City Manager in recognizing employees who have reached milestones in their years of service.

Employees in attendance:

Five Years: Tameara Crespo

Fifteen Years: Steve Lackey

Twenty Years: Christopher Rodriguez

Thirty-Five Years: Jim Walls

The following individuals were unable to attend but will be receiving their service awards: Darrius Benjamin, Eric Diaz Reyes, Miguel Lanzo, Robert Masiku, Alfredo Mendez, Ashley Cornelison, Gerry Garrett, Tony Kelber, Kenny King, Matt Petrasko, Brandon Brinegar, Julio Colon, Mary Ann Johnson and Michael Tilton.

4. **PUBLIC HEARINGS - FIRST AND SECOND READINGS**

4.A Public Hearing - Final Reading - An Ordinance amending the Zoning Map from City Planned Mixed Use Development (PMUD) to City Multiple Family Medium Density Residential (RC-1): Ivey Creek, ZMA-22-0006 - Proposed Ordinance 22-21

AN ORDINANCE AMENDING ORDINANCE NO. 3068 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE.

Recommendation of approval of a Zoning Map Amendment to change the City Zoning designation from Planned Mixed Use Development (PMUD) to Multiple Family Medium Density Residential (RC-1) on approximately 62 acres of land.

City Attorney Sanchez de Fuentes read Ordinance # 3069 by title.

Brenda Ryan Senior Planner, presented the details and summarized the development and zoning request. She stated the property was annexed into the City in 2006. This request will eliminate the 20-acres of commercial property and the entire 62-acres will be multi-family. Planner Ryan stated the rezoning is compatible with surrounding land uses and staff will address other impacts and subsequent related developments during the Development Review process.

Commissioner Martinez questioned traffic and how this could impact the roadways and if other public hearings were held. Planner Ryan stated there is a formula that is used based on commercial versus residential properties; commercial will traditionally generate more trips than residential based on hours of operation. A trip generation report will be developed and the Commission will have input. Concerns could be included and possible roadway improvements be required.

Commissioner Alvarez inquired whether this area could be turned back into low-density residential area. Planner Ryan explained it would require land use and zoning changes with additional public hearings before it could be changed. The Planning Advisory Board held a public hearing on January 4, 2023 and recommended approval 3 - 0 - 1

and no one from the public spoke.

City Manager Steigerwald informed the Commission that Mayor Gonzalez requested this Public Hearing be postponed until she is present.

Celia Thacker-Dorn, 17 S. Orlando Avenue, Kissimmee, representing the applicant, stated she is requesting Commission consideration on not postponing this hearing as it has been canceled previously due to Hurricane Nicole and again for a lack of a quorum for the Planning Board. The applicant has traveled from Atlanta to be here for the hearing.

The Commission continued with the Public Hearing.

Vice-Mayor Castano announced the Public Hearing with no response from the audience.

Commissioner Eady moved to adopt Ordinance #3069. Commissioner Martinez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Castano	AYE
Commissioner Eady	AYE
Commissioner Alvarez	NAY
Commissioner Martinez	AYE
Mayor Gonzalez	ABSENT

Motion carried 3 - 1.

5. PUBLIC HEARINGS

None.

6. HEAR AUDIENCE

Dr. Wilkerson, PO Box 450778, Kissimmee, FL 34745, spoke on behalf of the NAACP local Chapter and requested that during the month of February, while celebrating Black History Month, individuals in the community be recognized. Dr. Wilkerson distributed an application/flyer (Exhibit "A") and requested the Commission make nominations from members of the community to be recognized.

7. CONSENT AGENDA

The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.

Commissioner Eady made a motion to approve the Consent Agenda in its entirety. Commissioner Alvarez seconded the motion.

Motion carried 4 - 0.

- 7.A Approval of City Commission Minutes from the December 20, 2022 meeting
Approval of the December 20, 2022 City Commission Meeting minutes.
- 7.B Purchase and installation of replacement Heating, Ventilation, and Air Conditioning (HVAC) systems for the Central Services Complex
Approval to purchase and install the replacement of four (4) Trane split systems in the amount of \$321,144.00.
- 7.C Purchase and installation of replacement Variable Air Volume systems for the City Hall Building
Approval to purchase and install replacement Variable Air Volume (VAV) systems via the continuing services contract with Trane for the City Hall building, in the amount of \$98,637.00.
- 7.D Continuing Services Contract with Trane Commercial Systems for Heating, Ventilation, and Air conditioning (HVAC) services at City-owned Facilities
Approval of a continuing services contract with Trane Commercial Systems for maintenance of the heating, ventilation, and air conditioning (HVAC) equipment, including Building Automation System (BAS), at City-owned facilities.
- 7.E Approval of Contract for Citywide Security and Fire System Monitoring Services
The Public Works and Engineering Department's Facilities Management Division requests City Commission approval to renew the security and fire system monitoring services contract to Johnson Controls.
- 7.F Accept Tourist Development Council (TDC) Grants from Experience Kissimmee to assist with 2023 Kowtown Festival and Pridefest Kissimmee events
Request to accept Experience Kissimmee TDC Grants to assist in funding special events. This year, the City requested and was awarded \$13,500 for the Kowtown Festival and \$10,000 for the Pridefest Kissimmee event.
- 7.G Purchase and Installation of Boom Equipment from Everglades Equipment Group for the Stormwater Management Program
Approval to purchase a 30-foot mower boom for stormwater management purposes available through Everglades Equipment Group in the amount of \$51,437.
- 7.H Approval of Lease between Senator Victor M. Torres, Jr. and the City of Kissimmee for Office Space at City Hall
Approval of a two-year lease between the City of Kissimmee and Senator Victor M. Torres, Jr. for office space at City Hall.
- 7.I Monument Sign Easement for First Loop Logistics Park
Approval of a Monument Sign Easement in favor of First Industrial, L.P.
- 7.J 2021 African American Cultural and Historical Grant through the Florida Division of Historic Resources for improvements to the Chambers Park Community Center
Approval to accept the 2021 African American Cultural and Historical Grant through the Florida Division of Historic Resources for improvements to Chambers Park Community Center.

- 7.K Interlocal Agreement with Osceola County and Tohopekaliga Water Authority Pertaining to the Acquisition of Retail Water, Wastewater, and Reclaimed Water Retail Services of the Sunbridge Stewardship District
Staff requests approval of an interlocal agreement with Osceola County and Tohopekaliga Water Authority related to the acquisition of retail water, wastewater, and reclaimed water retail services for the Sunbridge Stewardship District.
- 7.L Purchase portable radios from Motorola Solutions, Inc.
Approval to purchase portable radios for the Police Department from Motorola Solutions, Inc. for a total cost of \$63,166.91.
- 7.M ESRI Small Municipal and County Government Enterprise Agreement
Approval to renew the three-year Small Municipal and County Government Enterprise Agreement (SGEA) with Environmental Systems Research Institute (ESRI) in the amount of \$165,000.
- 7.N In-House Professional Services Agreement with Kimley Horn & Associates to Alleviate Engineering Staffing Vacancies
Approval to use Consultant Services through our Continuing Services Contract (RFQ2021-003) for in-house engineering services.
- 7.O Award Construction Engineering & Inspection Services for the Harbin Parking Modification Project to DRMP, Inc.
Approval to award the Construction Engineering & Inspection (CEI) services contract for the Harbin Parking Modification Project to DRMP, Inc. in the amount of \$89,388.00
- 7.P Task Work Order No. 1 to American Persian Engineering & Construction, LLC for the Construction of the Harbin Parking Modification Project
City Commission approval of Task Work Order No. 1 to American Persian Engineering & Construction, LLC (APEC) for the construction of the Harbin Parking Modification Project in the amount of \$342,452.00.
- 7.Q Execution of the Osceola Home Consortium Disbursement Agreement Between Osceola County and the City of Kissimmee for FY 2022-2023
Approval for the Mayor to execute the FY 2022-2023 Osceola HOME Consortium Disbursement Agreement between Osceola County and the City of Kissimmee.
- 7.R Approval to award bid RFP2023-002 for Concession Services at Fortune Road Athletic Complex and Bob Makinson Aquatic Center to Gulfstream Catering Inc
Approval to award bid RFP2023-002 for Concession Services at Fortune Road Athletic Complex and Bob Makinson Aquatic Center to Gulfstream Catering Inc and allow the City Manager to sign any additional documents or amendments regarding this contract.
- 7.S Transfer of Gas Tax Funds from Reserves for Road Materials and Supplies
Approval to transfer funding from Gas Tax reserves to increase the FY 2022-2023 budget for road materials and supplies to continue funding the resurfacing projects that were approved in prior years.
- 7.T Road Resurfacing Task Work Order #1 for Dyer Boulevard Phase I and Carrol Street Project to Asphalt Paving Systems
Approval to award the resurfacing, milling, and overlay of Dyer Boulevard Phase I and a portion of Carrol Street to Asphalt Paving Systems in the amount of \$1,368,903.99.
- 7.U Option Agreement Between The City of Kissimmee, Florida, Diamond Elite Kissimmee LLC and Diamond Elite Kissimmee Apartments LLC

Approval of the Option Agreement between the City of Kissimmee, Diamond Elite Kissimmee LLC, and Diamond Elite Kissimmee Apartments LLC.

7.V Authorization to transfer funds into an ongoing city-wide security project

Authorization to transfer funds from a reserve account into a city-wide security project.

8. DISCUSSION ITEMS

8.A Advisory Board Vacancies: Board of Adjustment and Planning Advisory Board

The Commission is requested to make an appointment to fill vacancies on the Board of Adjustment and Planning Advisory Board.

City Manager Steigerwald informed the Commission that Seat #1, Commissioner Castano, is the only appointment expiring tonight. The two remaining appointments are due to expire on February 21, 2023.

Commissioner Castano made a motion for a 30-day extension on the vacancy for the Board of Adjustment. Commissioner Alvarez seconded the motion.

Motion carried 4 - 0.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald wished everyone a happy new year and stated he looks forward to the Commission Retreat on Friday, January 20, 2023, in the Commission Chambers at 8:30 a.m.

9.B CITY ATTORNEY

Nothing.

9.C CITY COMMISSION

Commissioner Eady had nothing.

Commissioner Alvarez wished everyone a happy new year and commented that is looking forward to working together at the Commission Retreat.

Commissioner Martinez thanked everyone for being present tonight and stated she was honored to attend an event at (RIS) Radiology & Imaging Specialist of Kissimmee, at 3016 Dyer Boulevard, Kissimmee. She was happy to support a local business that sent out invitations to attend their event. Happy New Year to everyone and commented on the MLK Jr. Day celebration.

Vice-Mayor Castano wished everyone a happy new year and stated she was surprised to be asked to run the meeting as the Mayor tonight. She was honored to serve in this role and she'll continue to practice for this responsibility. Vice-Mayor Castano commented on the MLK, Jr. Celebration.

10. ADJOURNMENT

There being no further business to come before the Commission, Vice-Mayor Castano adjourned the meeting at 6:28 PM.



ATTEST:

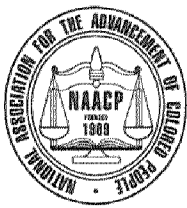
Linda S. Hansell

CITY CLERK

Olga Gonzalez

MAYOR-COMMISSIONER

Exhibit "A"
Hand-out - NAACP Application
Influential Leader Award
Item 6



NAACP OSCEOLA COUNTY BRANCH 5121

P.O. Box 450778

KISSIMMEE, FLORIDA 34745-0778

January 13, 2023

OFFICERS

Dr. Amanda Wilkerson
President

Ms. Deloris J. McMillon
1st Vice President

Ms. Andrea Rolle
2nd Vice President

Rev. Paul Czigan
Secretary

Mrs. Ann Jones
Assistant Secretary

Mr. Richard Saunders
Treasurer

Ruby Bridgeforth
Assistant Treasurer

AT-LARGE COMMITTEE MEMBERS

Dr. Ann Y. Tyler
Ms. Annette Burke
Dr. Casmore Shaw
Dr. Eugenia Agard
Ms. Gema Evans
Ms. Jennifer Paul
Rev. Johnny McKinnie
Ms. Louella Williams
Mrs. Marilyn Walker
Ms. Marisa Richard
Ms. Paula Pinellas King
Ms. Peggy Rivers
Dr. R LeWayne Johnson
Ms. Vera Wilkerson

Dear Community Colleague:

My name is Dr. Amanda Wilkerson. I am the newly elected Branch President of the NAACP for Osceola County. The purpose of this email is to provide you with exciting information regarding the programmatic endeavors of our branch for the month of February.

Osceola County is fortunate because it benefited from a concept conceived by WEB DuBois, a black man, Mrs. Mary Church Terrell, a black woman, Mr. Henry Moskowitz, a white man of Jewish descent, and other NAACP founders. This recipe—diversity and differences—was the critical turning point that allowed individuals from various backgrounds to pool their distinct views and develop ground-breaking ideas that would, could, and still can provide wonderfully designed solutions that allow justice to bloom.

This year, my administrative aim is to be a collaborative force with Osceola County's public and private sector political, educational, health, and economic leaders that in turn create innovative social justice partnerships that benefit the whole county. Your initial opportunity to seize the aforementioned occurs in February.

In commemoration of Black History Month our NAACP Branch will recognize local Influential and Impactful Black Leaders. As a request, please consider nominating an Osceola County resident for the aforementioned recognition. [Click here to access the nomination form.](#) Relatedly, kindly consider submitting the form by or before the deadline, January 26th.

I welcome you to join me in the enormous opportunity to manifest the kind of community we can all be proud of.

In Service, please see enclosures--
Dr. Amanda Wilkerson | President
NAACP Osceola County Branch 5121
P. O. Box 450778
Kissimmee, FL 34745-0778
(850) 321-1106

"Injustice Anywhere is a Threat to Justice Everywhere"
Dr. Martin Luther King, Jr.

INFLUENTIAL AND IMPACTFUL BLACK LEADERS AWARD RECOGNITION

———— 2023 ————

**NOMINATIONS ARE OPEN
AND WILL CLOSE JAN. 26TH
AT MIDNIGHT**

**WHO DO YOU THINK IS A
INSPIRATION FOR THIS COMMUNITY**

MAKE YOUR CHOICE..!



PLEASE COMPLETE A NOMINATION FORM